

# VADNAIS VILLAS

KNOW ALL MEN BY THESE PRESENTS: That Bahr Construction, LLC, a Minnesota Limited Liability Company, fee owner of the following described property situated in the City of Vadnais Heights, County of Ramsey, State of Minnesota:

The East Quarter of the Southeast Quarter of the Southeast Quarter of Section 33, Township 30, Range 22, lying Southerly of the Southerly right of way line of Interstate Highway No. 694, except the South 360 feet lying Westerly of the Easterly 165.00 feet thereof, according to the United States Government Survey thereof, Ramsey County, Minnesota;

And

The West 100 feet of the South 380 feet of the Southwest Quarter of Section 34, Township 30, Range 22, Ramsey County, Minnesota.

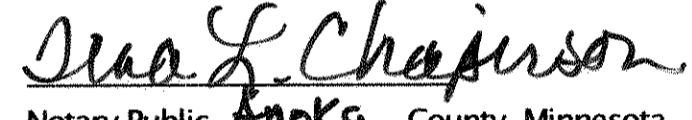
Has caused the same to be surveyed and platted as VADNAIS VILLAS and does hereby dedicate to the public for public use forever the thoroughfare and also the drainage and utility easements as shown on this plat.

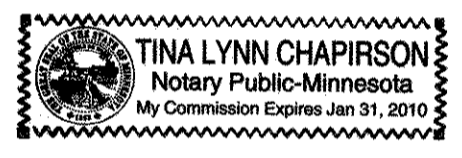
In witness whereof said Bahr Construction, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this 28<sup>th</sup> day of FEB, 2006  
Signed: Bahr Construction, LLC.

  
Rodney D. Bahr, Chief Manager

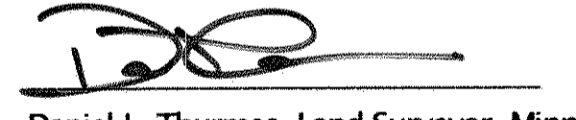
STATE OF MINNESOTA  
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of Feb, 2006, by Rodney D. Bahr, Chief Manager of Bahr Construction, LLC, a Minnesota Limited Liability Company, on behalf of the company.

  
Notary Public, Anoka County, Minnesota  
My Commission Expires 1-31-10

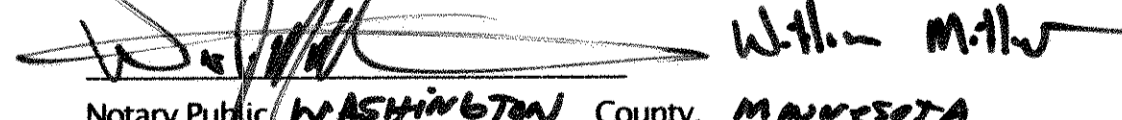


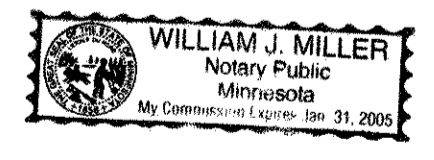
I hereby certify that I have surveyed and platted the property described on this plat as VADNAIS VILLAS; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and there are no wet lands as defined in Minnesota Statutes, Section 505.02, Subd. 1, or public highways to be designated other than as shown on this plat.

  
Daniel L. Thurmes, Land Surveyor, Minnesota License No. 25718

STATE OF Minnesota  
COUNTY OF WASHINGTON

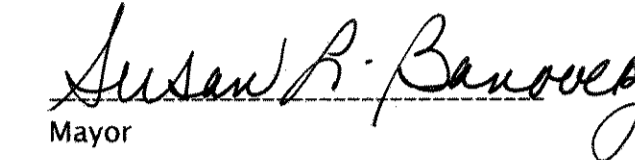
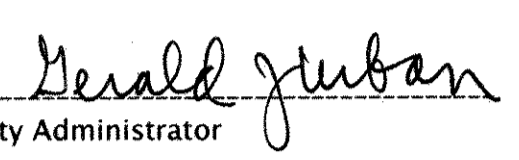
The foregoing Surveyor's Certificate was acknowledged before me this 21<sup>st</sup> day of December, 2004, by Daniel L. Thurmes, a licensed Land Surveyor.

  
Notary Public, WASHINGTON County, MINNESOTA  
My Commission Expires Jan 31, 2005

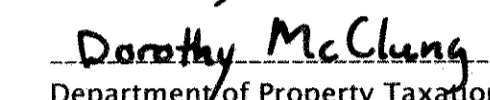



CITY OF VADNAIS HEIGHTS


We do hereby certify that on 21<sup>st</sup> day of December, 2004, the City Council of the City of Vadnais Heights, Minnesota, approved this plat. All monuments will be set as specified by the city council and as stated on this plat, according to Minnesota Statutes, Section 505.02, Subd. 1.

   
Mayor City Administrator

Taxes payable in the year 2006 on the land herein described have been paid, also there are no delinquent taxes and transfer entered this 23<sup>rd</sup> day of February, 2006.

  
Dorothy McClung, Director  
Department of Property Taxation  
By , Deputy

Pursuant to Minnesota Statutes, Section 383A.42, this plat has been examined and is approved this 24<sup>th</sup> day of February, 2006 and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

  
David Claypool, P.L.S.  
Ramsey County Surveyor

COUNTY RECORDER, COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of VADNAIS VILLAS was filed in the Office of the County Recorder for public record on this 24<sup>th</sup> day of FEBRUARY, 2006, at 4:00 o'clock P. M., and was duly filed in Book 122 of Plats, Pages 13 and 14, as Document Number 2953405.

Deputy County Recorder



# VADNAIS VILLAS

C.B.C. =  $N86^{\circ}55'10''E$   
 $L=72.04$   
 $R=11356.00$   
 $\Delta=0^{\circ}21'48''$

MINNESOTA DEPARTMENT OF TRANSPORTATION  
 RIGHT OF WAY PLAT NO. 62-27  
 INTERSTATE HIGHWAY NO. 694  
 PARCEL 203 (62-13)

MINNESOTA DEPARTMENT OF TRANSPORTATION  
 RIGHT OF WAY PLAT NO. 62-13

109.33  
 $S00^{\circ}08'25''E$   
 WET LAND  
 MNDOT MON. B324(62-13)  
 NOT TANGENT  
 EDGE OF WET LAND

### OUTLOT A

DRAINAGE AND UTILITY EASEMENT OVER, UNDER AND ACROSS ALL OF OUTLOT A

MNDOT MON. B323 (62-13)  
 $S00^{\circ}07'13''E$   
 67.00  
 NORTH LINE OF THE SOUTH 380.00 FEET OF THE SW 1/4 OF SEC. 34, T30, R22

$N89^{\circ}57'28''W$  165.75

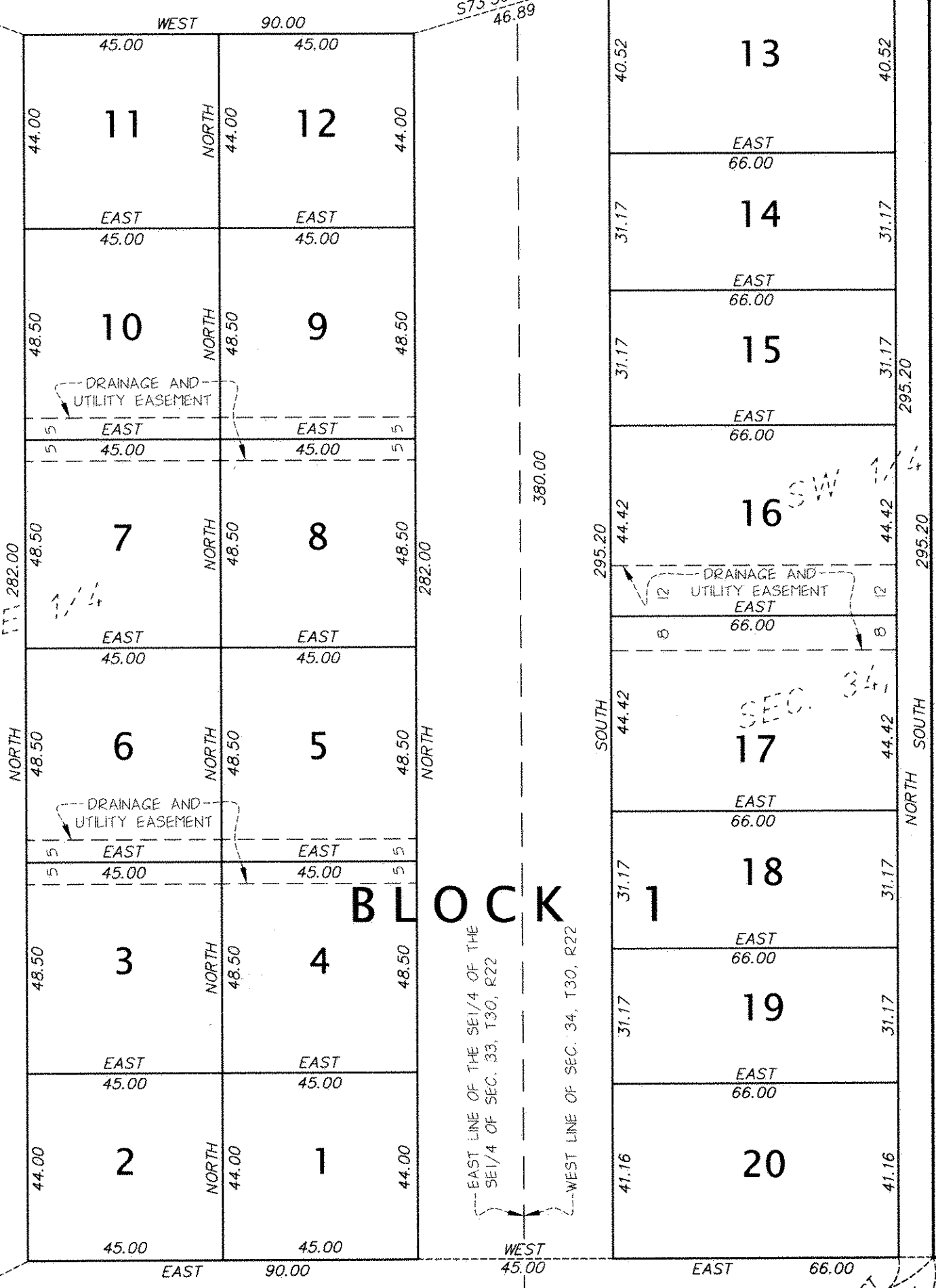
NORTH LINE OF THE SOUTH 360.00 FEET OF THE SE 1/4 OF THE SE 1/4 OF SEC. 33, T30, R22

WEST LINE OF THE SE 1/4 OF THE SE 1/4 OF SEC. 33, T30, R22

EXCEPTION  
 $E 1/4 - SE 1/4 - SEC. 33, T30, R22$

$S00^{\circ}07'13''E$  360.00

WEST LINE OF THE EAST 165.00 FEET OF THE SE 1/4 OF THE SE 1/4 OF SEC. 33, T30, R22



### BLOCK 1

### OUTLOT B

DRAINAGE AND UTILITY EASEMENT OVER, UNDER AND ACROSS ALL OF OUTLOT B

$N00^{\circ}07'13''W$  380.00

$N89^{\circ}57'28''W$  2479.98

SE 1/4 CORNER, SEC. 33, T30, R22 FOUND RAMSEY CO. CAST IRON MON.

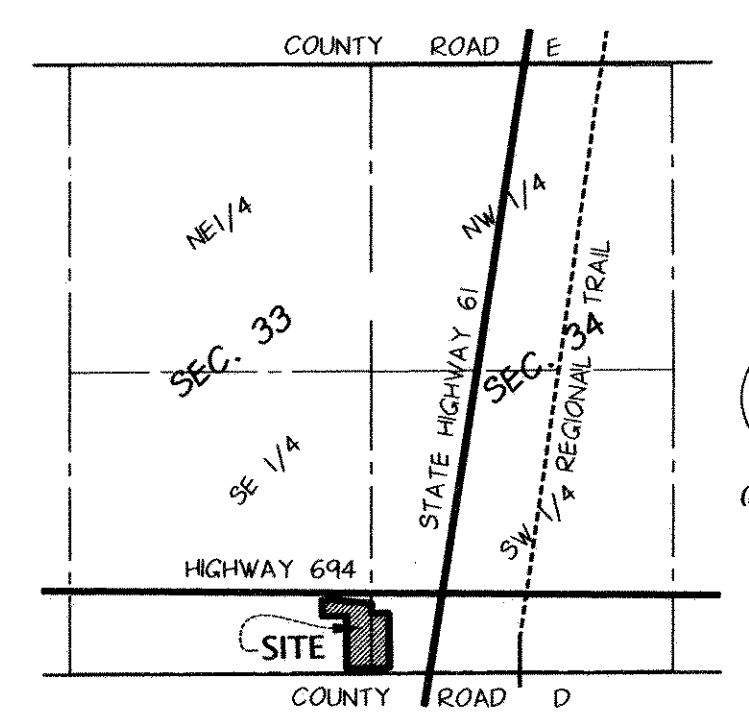
$N89^{\circ}57'28''W$  165.00

SE CORNER, SEC. 33, T30, R22 SW CORNER, SEC. 34, T30, R22 FOUND RAMSEY CO. CAST IRON MON.

$S89^{\circ}50'37''E$  100.00

SOUTH LINE OF SEC. 34, T

### EAST COUNTY ROAD D



VICINITY MAP  
 PART SEC. 33 AND 34, TOWNSHIP 30, RANGE 22, RAMSEY COUNTY

- DENOTES FOUND 3/4 INCH MNDOT IRON PIN
- DENOTES SET 1/2 INCH X 18 INCH IRON PIPE MARKED R.L.S. 25718 UNLESS OTHERWISE INDICATED

LOT CORNERS WITH NO MONUMENTS SHOWN WILL BE MONUMENTED BY A 1/2 INCH BY 18 INCH IRON PIPE MARKED R.L.S. 25718 AND SET WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT.

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 30, RANGE 22 IS ASSUMED TO BEAR NORTH  $89^{\circ}57'28''$  WEST

